

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 13, 2003

Council Chambers
Phone 229-6301

400 Stewart Avenue
TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE-CHAIRMAN

STEVEN EVANS

CRAIG GALATI

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **February 13, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-1588 - ROME & TIOGA - ROMNEER, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southeast corner of Tioga Way and Rome Boulevard. (APN: 125-22-402-003, 004, 005, and 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units Per Acre), Ward 6 (Mack).
2. ABEYANCE - TMP-1712 - CASCADE II - STANPARK CONSTRUCTION COMPANY - Request for a Tentative Map FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).
3. TMP-1760 - KRAFT COURT SUBDIVISION - LESTER AND KATHLEEN HOLMES ON BEHALF OF TEN PLUS INC. - Request for a Tentative Map FOR A PROPOSED 10 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.23 acres located on the north side of Kraft Avenue, approximately 600 feet east of Torrey Pines Drive (APNs: 138-02-501-015, 016, 017), R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential), Ward 6 (Mack).
4. ANX-1752 - THOMAS FETT - Petition to Annex property generally located on the north side of Smoke Ranch Road, 450 feet east of Michael Way, containing approximately 1.08 acres, APN: 138-18-801-068, Ward 5 (Weekly).

B. PUBLIC HEARING ITEMS:

5. ABEYANCE - ZON-1490 - ALEXANDER MACKOVSKI - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units per Acre) and a Waiver of minimum R-PD lot size requirements on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), PROPOSED USE: Single-Family Development, Ward 4 (Brown).

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6. **ABEYANCE - VAR-1733 - ALEXANDER MACKOVSKI** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 12,200 SQUARE FEET OF OPEN SPACE IS REQUIRED for a 16-lot single family development on 2.65 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown).
7. **ABEYANCE - SDR-1734 - ALEXANDER MACKOVSKI** - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Requirement and to eliminate the requirement for a Homeowner's Association FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.50 acres adjacent to the east side of Warm Meadows Street, approximately 340 feet south of Alexander Road (APN: 138-09-101-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre)], Ward 4 (Brown).
8. **ABEYANCE - ZON-1564 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Rezoning FROM: R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
9. **ABEYANCE - VAR-1565 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 21,167 SQUARE FEET IS REQUIRED on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
10. **ABEYANCE - SDR-1566 - ALBERT & EILEEN MASSI ET AL ON BEHALF OF DISTINCTIVE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.00 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001 through 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

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11. **ABEYANCE - ZON-1699 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.0 acres adjacent to the south side of Gilcrease Avenue, approximately 330 feet west of Grand Canyon Drive (APN: 125-18-201-003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
12. **ABEYANCE - SDR-1702 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 111-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 25.8 acres adjacent to the southwest corner of Grand Canyon Drive and Gilcrease Avenue (a portion of APN: 125-18-201-001 and 125-18-201-002, 003, 004, 005 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
13. **ABEYANCE - SDR-1705 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.40 acres adjacent to the northeast corner of Farm Road and Hualapai Way (APN: 125-18-201-006, 007 and a portion of 125-18-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
14. **ABEYANCE - RENOTIFICATION - ZON-1726 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
15. **ABEYANCE - RENOTIFICATION - SDR-1729 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 81-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).

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16. **ABEYANCE - SDR-1667 - JANICE KRONICK GATH ON BEHALF OF CONCORDIA HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
17. **ZON-1718 - NEVADA HOMES GROUP, INC.** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD6 (Residential Planned Development – 6 Units Per Acre) on 8.02 Acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005, 013 and 014), PROPOSED USE: Single Family Residential Development, Ward 6 (Mack).
18. **SDR-1719 - NEVADA HOMES GROUP, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 50-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 8.02 acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005, 013 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development – 6 Units Per Acre)] Ward 6 (Mack).
19. **ZON-1761 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KIMBALL HILL HOMES** - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units per Acre) on 15.3 acres adjacent to the northeast corner of Grand Canyon Drive and Farm Road (APN: 125-18-601-006, 007, 008 and portion of 125-18-601-001), PROPOSED: Single Family Development, Ward 6 (Mack).
20. **SDR-1762 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KIMBALL HILL HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 91-LOT SINGLE FAMILY DEVELOPMENT on 15.3 acres adjacent to the northeast corner of Grand Canyon Drive and Farm Road (APN: 125-18-601-006, 007, 008 and portion of 125-18-601-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD6 (Residential Planned Development - 6 Unit per Acre)], Ward 6 (Mack).

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21. **ZON-1766 - KIMBALL T. STRATTON ON BEHALF OF RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units per Acre) on 15.04 acres adjacent to southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), PROPOSED USE: Single Family Development, Ward 6 (Mack).
22. **SDR-1767 - KIMBALL T. STRATTON ON BEHALF OF RICHMOND AMERICAN HOMES OF NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE FAMILY DEVELOPMENT on 15.04 acres adjacent to southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: R-PD4 (Residential Planned Development - 4 Units per Acre)], Ward 6 (Mack).
23. **ZON-1773 - ANTHONY MOSLEY ON BEHALF OF GOD IN ME MINISTRY** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) Zone TO: C-V (Civic) Zone on approximately 0.48 acres located at 845, 851 and 857 Hassel Avenue and 856 Hart Avenue (APN: 139-21-612-016, 017, 018 and 030), PROPOSED USE: RESCUE MISSION, Ward 5 (Weekly).
24. **VAR-1749 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A 75-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).
25. **SUP-1748 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 75-FOOT TALL, 14-FOOT BY 48-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).
26. **VAR-1743 - BALLARD FAMILY TRUST** - Request for a Variance TO ALLOW A THREE FOOT SIDE SETBACK WHERE FIVE FEET IS MINIMUM REQUIRED FOR A PROPOSED ADDITION on 0.14 acres at 2716 Port of Call Drive (APN: 138-16-314-011), R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 4 (Brown).

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27. **VAR-1744 - RENEE CRUZ** - Request for a Variance TO ALLOW A PROPOSED CARPORT **TWO FEET SIX INCHES** FROM THE FRONT YARD SETBACK WHERE TWENTY FEET IS THE MINIMUM REQUIRED on 0.13 acres at 1026 Wengert Avenue (APN: 162-03-611-014), R-1 (Single Family Residential), Ward 3 (Reese).
28. **VAR-1746 - JESUS DORAME** - Request for a Variance TO ALLOW AN EXISTING CARPORT A 0.3 FEET SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED AND TO ALLOW A DETACHED ACCESSORY STRUCTURE ONE FOOT FROM THE SIDE PROPERTY LINE WHERE THREE FEET IS THE MINIMUM REQUIRED on 0.17 acres at 1615 Chapman Drive (APN: 162-02-116-021), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
29. **VAR-1753 - ALLEN TELES REVOCABLE TRUST ON BEHALF OF JOSEPH MILLER** - Request for a Variance TO ALLOW A SIX-FOOT TALL SOLID BLOCK WALL WITH SEVEN-FOOT TALL COLUMNS IN THE FRONT YARD SETBACK WHERE FOUR FEET WITH THE TOP TWO VERTICAL FEET FIFTY PERCENT OPEN IS THE MAXIMUM ALLOWED on 0.99 acres at 3011 Pinto Lane (APN: 139-32-305-001), R-A (Ranch Acres), Ward 1 (M. McDonald).
30. **VAR-1763 - MOVING FORWARD, INC.** - Request for a Variance TO ALLOW 45 PARKING SPACES WHERE 61 PARKING SPACES ARE THE MINIMUM REQUIRED on 2 acres adjacent to the south side Smoke Ranch Road, between Avery Drive and Steinke Lane (APN: 138-23-110-034), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
31. **VAR-1772 - JAMES BURCHARD ON BEHALF OF PLASTER DEVELOPMENT** - Request for a Variance TO ALLOW A 40-INCH TALL EXISTING RETAINING WALL IN THE FRONT YARD WHERE A 24-INCH TALL RETAINING WALL IS THE MAXIMUM ALLOWED on 0.26 acres located at 7726 Villa Gabriela Avenue (125-09-812-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), Ward 6 (Mack).
32. **VAR-1885 - THE ASTORIA CORPORATION** - Request for a Variance TO ALLOW 5.68 ACRES OF OPEN SPACE WHERE TOWN CENTER DEVELOPMENT STANDARDS REQUIRE 8.13 ACRES for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

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33. **SUP-1887 - THE ASTORIA CORPORATION** - Request for a Special Use Permit FOR PRIVATE STREETS and a Waiver of the Town Center Development Standards Requirement to gate private streets for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
34. **SDR-1769 - THE ASTORIA CORPORATION** - Request for a Site Development Plan Review; a Waiver of the Town Center Development Standards to amend the street section of Farm Road between Fort Apache Road and the Frontage Road; and a Waiver of the Subdivision Ordinance (Title 18.12.100) requirements to allow 31-foot wide private streets where 37-foot or 39-foot wide streets are the minimums required FOR A PROPOSED 493-LOT SINGLE FAMILY DEVELOPMENT on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
35. **SUP-1771 - MONTECITO TOWN CENTER ON BEHALF OF SBA HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 36,000 SQUARE FOOT PRE-SCHOOL AND ELEMENTARY SCHOOL within Montecito Town Center on 4.90 acres adjacent to the north side of Montecito Parkway and the south side of Rome Boulevard (APNs:125-20-704-002, 003, 004, and 125-20-803-004), T-C (Town Center) Zone, Ward 6 (Mack).
36. **SDR-1775 - MONTECITO TOWN CENTER ON BEHALF OF SBA HOLDINGS LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A PROPOSED 36,000 SQUARE FOOT PRE-SCHOOL AND ELEMENTARY SCHOOL on 4.90 acres adjacent to the north side of Montecito Parkway and the south side of Rome Boulevard (APNs:125-20-704-002, 003, 004, and 125-20-803-004), T-C (Town Center) Zone, Ward 6 (Mack).
37. **SDR-1776 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY OFFICE COMPLEX (TWO 35,800 SQUARE FOOT BUILDINGS) on 4.9 acres adjacent to the southwest corner of Trinity Peak Drive and Fire Mesa Street (APN: 138-15-410-026), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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38. **SDR-1778 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 23,000 SQUARE FOOT ONE-STORY OFFICE BUILDING on approximately 2.2 acres adjacent to the east side of Fire Mesa Street, approximately 660 feet south of Peak Drive (portion of APN: 138-15-310-023), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
39. **ROC-1770 - RICHARD AND BEATRICE STURMAN ON BEHALF OF STEVE YONO** - Request for a Review of Condition #2 of an Approved Special Use Permit (U-0154-98) which prohibited the sale of individual containers of any size of beer, wine coolers or screw cap wine for an existing market (Fremont Family Market and Deli) on 0.15 acres at 611 Fremont Street, #20 (APN: 139-34-611-019), C-2 (General Commercial) Zone, Ward 5 (Weekly).
40. **VAC-1764 - ALBERT & EILEEN MASSI, ET AL ON BEHALF OF DISTINCTIVE HOMES** - Petition to vacate a portion of Horse Drive and Four Views Street and U.S. Government Patent Easements generally located at the northwest corner of El Capitan Way and Horse Drive, Ward 6 (Mack).
41. **VAC-1777 - HENRY AND JUDITH SMITH** - Petition to vacate a portion of Lexington Street generally located north of Balzar Avenue, Ward 5 (Weekly).

C. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.